



323615 Mount Elgin Road
Mount Elgin

JUST LISTED



3,800 sq. Ft.

4 Bedrooms

2 Bathroom

9.193 Acres

Century Home



MARIUS KERKHOFF
REAL ESTATE BROKER

Ask.
Marius
REAL ESTATE
226.549.7733
office@askmarius.ca



HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Brick Exterior
- Steel Roof
- Partially Finished Basement
- Drilled Well
- Septic Sewer
- Water Softener
- Inground Chlorine Pool
- Deck
- Hot Tub
- Porch
- Stone Foundation
- Furnace (2020)

Property Tax

\$2,700.33/2020

HEAT PROVIDER - DODSLEY PROPANE

HYDRO PROVIDER - ONTARIO HYDRO

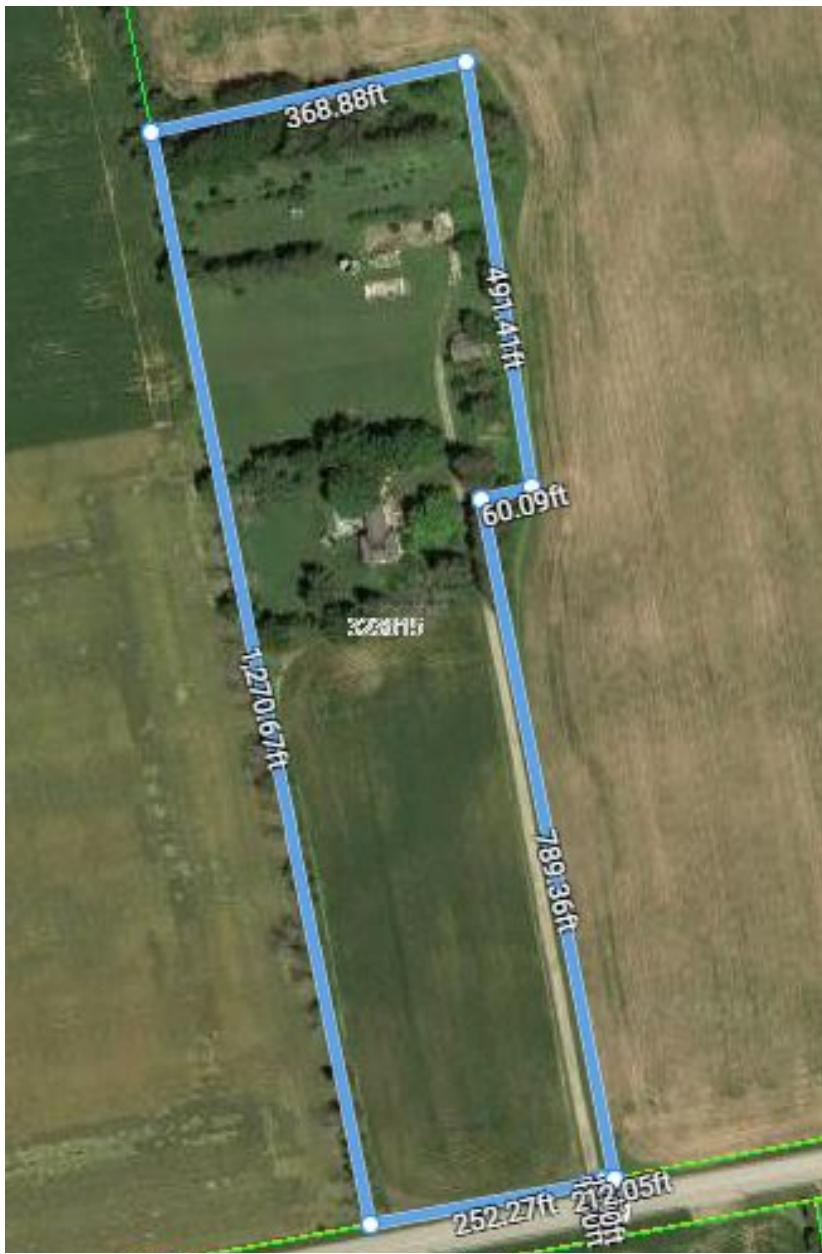


MORTGAGE

Asking Price	\$	1,348,900.00				
		20%	25%	30%	35%	
Down Payment	\$	269,780.00	\$ 337,225.00	\$ 404,670.00	\$ 472,115.00	
Mortgage Insurance	\$	-	\$ -	\$ -	\$ -	
Total Mortgage Required	\$	1,079,120.00	\$ 1,011,675.00	\$ 944,230.00	\$ 876,785.00	
Amortization Period		25 Years	25 Years	25 Years	25 Years	
Mortgage Rate		1.84%	1.84%	1.84%	1.84%	
Mortgage Type		5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed	
Total Mortgage Payment						
Per Month	\$	4,487.00	\$ 4,206.00	\$ 3,926.00	\$ 3,645.00	
Land Transfer Tax	\$	23,453.00				



PROPERTY LINES



Area: 400,427.84 ft² (9.193 ac)

Perimeter: 3,264.44 ft.

Measurements: 368.88 ft. x 1,270.67 ft. x 252.27 ft. x 1.00 ft. x 20.05 ft. x 1.00 ft. x 12.05 ft. x 789.36 ft. x 60.09 ft. x 491.41 ft.

ZONING - A1 LIMITED AGRICULTURAL



ZONING - A1 LIMITED AGRICULTURAL

6.1 USES PERMITTED

No person shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* presented in Table 6.1:

TABLE 6.1: USES PERMITTED

• an <i>animal kennel</i> , in accordance with the provisions of Section 5.4 and Section 6.2.3;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6;
• a <i>farm</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
• a <i>group home</i> , in accordance with the provisions of Section 5.14;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• an <i>on-farm composting facility</i> ;
• an <i>on-farm diversified use</i> , in accordance with the provisions of Section 5.20;
• a <i>private airfield</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.23;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling accessory</i> to a <i>farm</i> ;
• a <i>single detached dwelling</i> on an <i>existing lot</i> zoned A1 on the date of passage of this Zoning By-Law;
• a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33.



ZONING - A1 LIMITED AGRICULTURAL

No *person* shall within any A1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 6.2:

TABLE 6.2: ZONE PROVISIONS

Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area, Minimum	<i>Existing</i> at the date of passing of this By-Law or created through a <i>boundary adjustment</i> .		
Number of Nutrient Units, Maximum	2.5 Nutrient Units per Hectare (1 Nutrient Unit per Acre).		
Lot Frontage, Minimum	<i>Existing</i> at the date of passing of this By-Law or created through a <i>boundary adjustment</i> .		
Front Yard, Minimum Depth	Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II</i> (MDS II).	5 m (16.4 ft)	15 m (49.2 ft)
Exterior Side Yard, Minimum Width			
Rear Yard, Minimum Depth	Greater of 25 m (82.0 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Interior Side Yard, Minimum Width			
Setback, Minimum Distance from the Centreline of a County Road.	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard, or exterior side yard setback</i> determined through the application of the MDS II.	21 m (68.9 ft)	31 m (101.7 ft)
Setback, Minimum Distance from the property boundary of Highway 401 & 403	14 m (45.9 ft), except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft)		
Height of Building, Maximum	15 m (49.2 ft), except for a <i>single detached dwelling</i> which shall have a maximum <i>height</i> of 11 m (36 ft).		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5 of this By-Law.		

TABLE 6.2: ZONE PROVISIONS

Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Special Provisions for Lands within the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 5.13 of this By-Law.		

NEARBY AMENITIES

Stores

Esso

Hometown Country Market

Churches

Mt. Elgin United Church

Services

Mt. Elgin Public Library

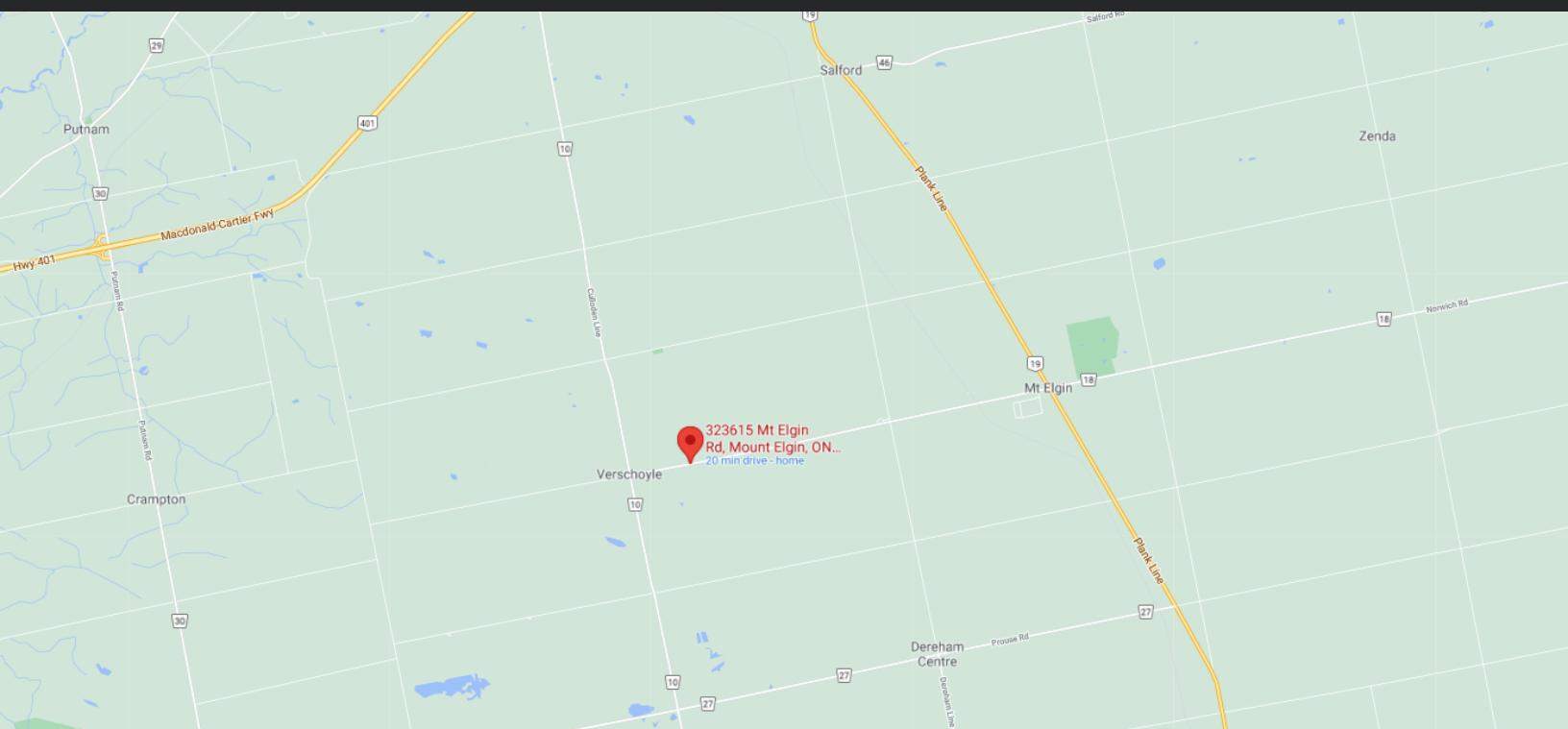
Southwest Oxford Township Fire station 2

Schools

Oxford Reformed Christian School

Sport & Recreation

Lake Whittaker Conservation Area



323615 MOUNT ELGIN Road, Mount Elgin, Ontario N0J 1N0

Client Full

Active / Residential

323615 MOUNT ELGIN Rd Mount Elgin

MLS® #: 40117054

Price: **\$1,348,900**



Oxford/South-West Oxford/Mt. Elgin 2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Upper	4	1	

Beds: **4 (4 + 0)**
 Baths: **2 (1 + 1)**
 SF Total: **3,800/Owner**
 SF Range: **3001 to 4000**
 Abv Grade Fin SF: **3,800.00/Owner**
 Common Interest: **Fractional**
 Tax Amt/Yr: **\$2,700/2020**

Remarks/Directions

Public Rmks: **Country charm meets peaceful elegance... all on 9.1 acres near the 401 Highway on Mt. Elgin Road and Culloden Line. This Century home has been neatly maintained, with updates in the kitchen, furnace, bathrooms and so much more. With the exposed brick walls in the kitchen and living room, the old world charm with modern updates makes this home a perfect place to call home. With 4 bedrooms on the 2nd floor with a large bathroom and new shower, it great for a family. The main floor boasts a large kitchen with dining room, great room, and a music or formal living room. There is an inground chlorine pool with large deck and great landscaping, making this the perfect getaway without getting away. Lots to do here with the 22'x32' shop with an upper man cave, volleyball court, and lots of room for your hobby farm animals. Looking for for peace and quiet but near to all amenities, this home certainly it is!**

Directions: **From Culloden Line onto Mount Elgin Road**
 Common Elements

Exterior

Exterior Feat:	Deck(s), Hot Tub, Porch		
Construct. Material:	Brick		
Shingles Replaced:	2010	Foundation:	Stone
Year/Desc/Source:	//Other		
Property Access:	Municipal Road, Paved Road		
Other Structures:	Workshop		
Pool Features:	Inground		
Garage & Parking:	Detached Garage, Private Drive Double Wide,		
Parking Spaces:	6	Driveway Spaces:	4.0
Parking Level/Unit:		Parking Assigned:	
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Internet	Other, Recycling Pickup	
Water Source:	Drilled Well	Water Tmnt:	Water Softener
Lot Size Area/Units:	9.193/Acres	Acres Range:	5-9.99
Lot Front (Ft):	283.63	Lot Depth (Ft):	1,270.67
Location:	Rural	Lot Irregularities:	
Area Influences:	Landscaped		
View:	Pasture		
Topography:	Flat		
Restrictions:	None		

Interior

Interior Feat:	Central Vacuum, Water Heater Owned		
Basement:	Partial Basement	Basement Fin:	Unfinished
Laundry Feat:	Main Level		
Cooling:	None		
Heating:	Fireplace-Propane, Forced Air, Propane		
Inclusions:	Central Vac, Hot Tub, Hot Tub Equipment, Pool Equipment		
Furnace Age:	2020	Tank Age:	UFFI:

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 20 CON 4 DEREHAM PT 1, 41R1084; SOUTH-WEST OXFORD		
Zoning:	A1	Survey:	/
Assess Val/Year:	\$373,000/2021	Hold Over Days:	
PIN:	000060025	Occupant Type:	Owner

ROLL: **321101002010101**
Possession/Date: **Flexible/**

Deposit: **5000**

Brokerage Information

List Date: **05/21/2021**
List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE**
Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker

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Date Prepared: 05/21/2021

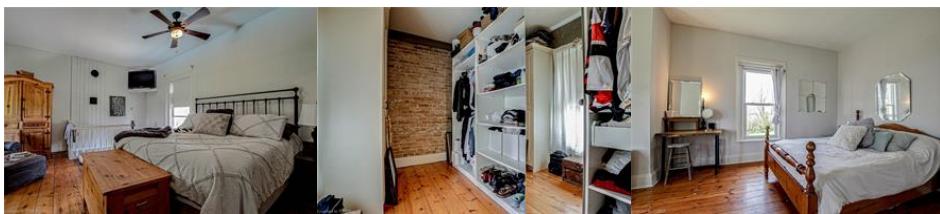
***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40117054

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	7' 7" X 6' 11"	2.31 X 2.11	
Kitchen	Main	17' 0" X 14' 2"	5.18 X 4.32	
Dining Room	Main	14' 2" X 10' 0"	4.32 X 3.05	
Great Room	Main	19' 5" X 28' 2"	5.92 X 8.59	
Living Room	Main	12' 4" X 17' 5"	3.76 X 5.31	
Bathroom	Main			2-Piece
Bedroom	Upper	9' 4" X 10' 0"	2.84 X 3.05	
Bedroom	Upper	12' 11" X 18' 4"	3.94 X 5.59	
Bedroom	Upper	13' 0" X 18' 2"	3.96 X 5.54	
Bedroom Primary	Upper	17' 9" X 15' 4"	5.41 X 4.67	Walk-in Closet
Bathroom	Upper			3-Piece
Den	Upper	12' 0" X 6' 10"	3.66 X 2.08	

MLS® #: 40117054







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